HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: March 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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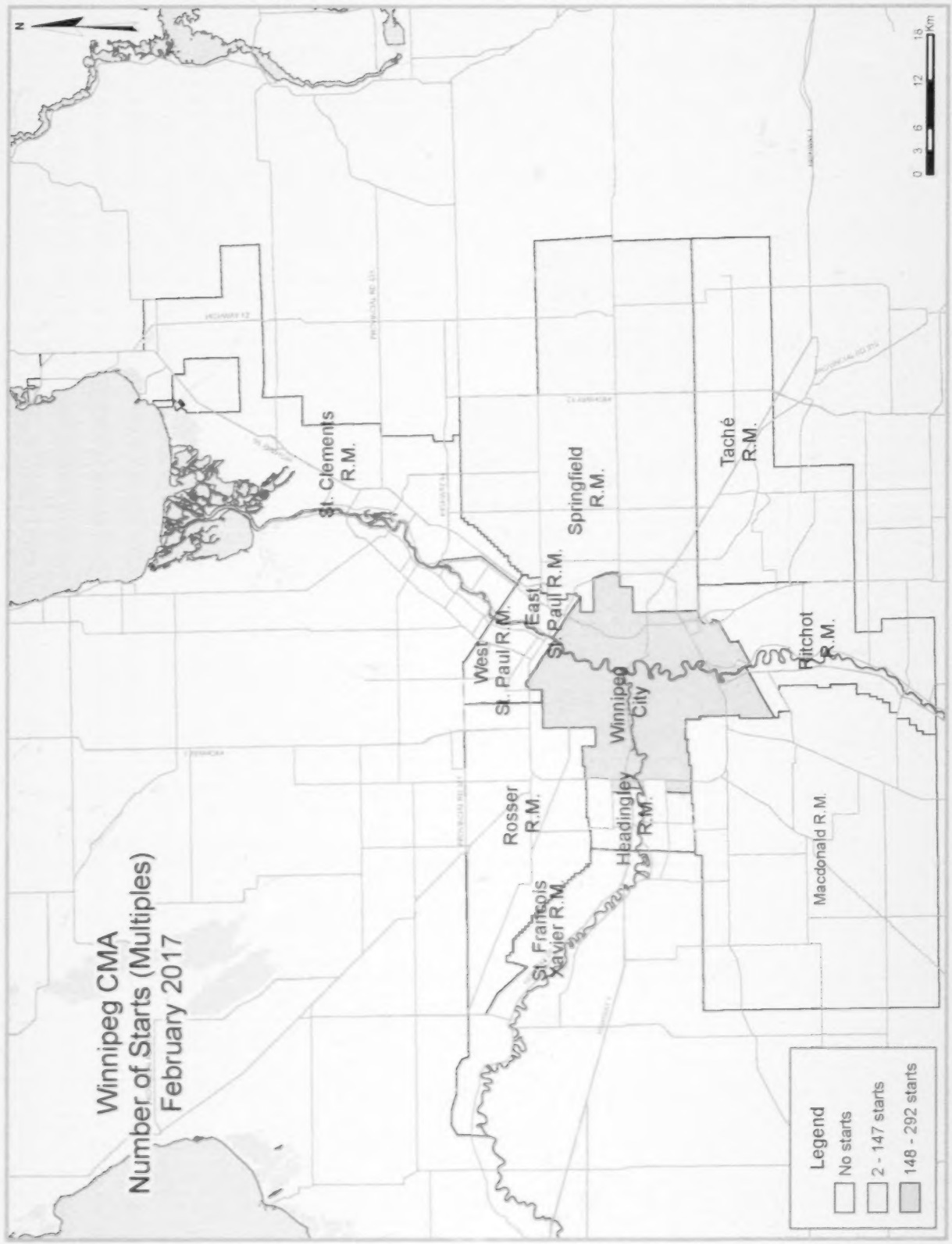
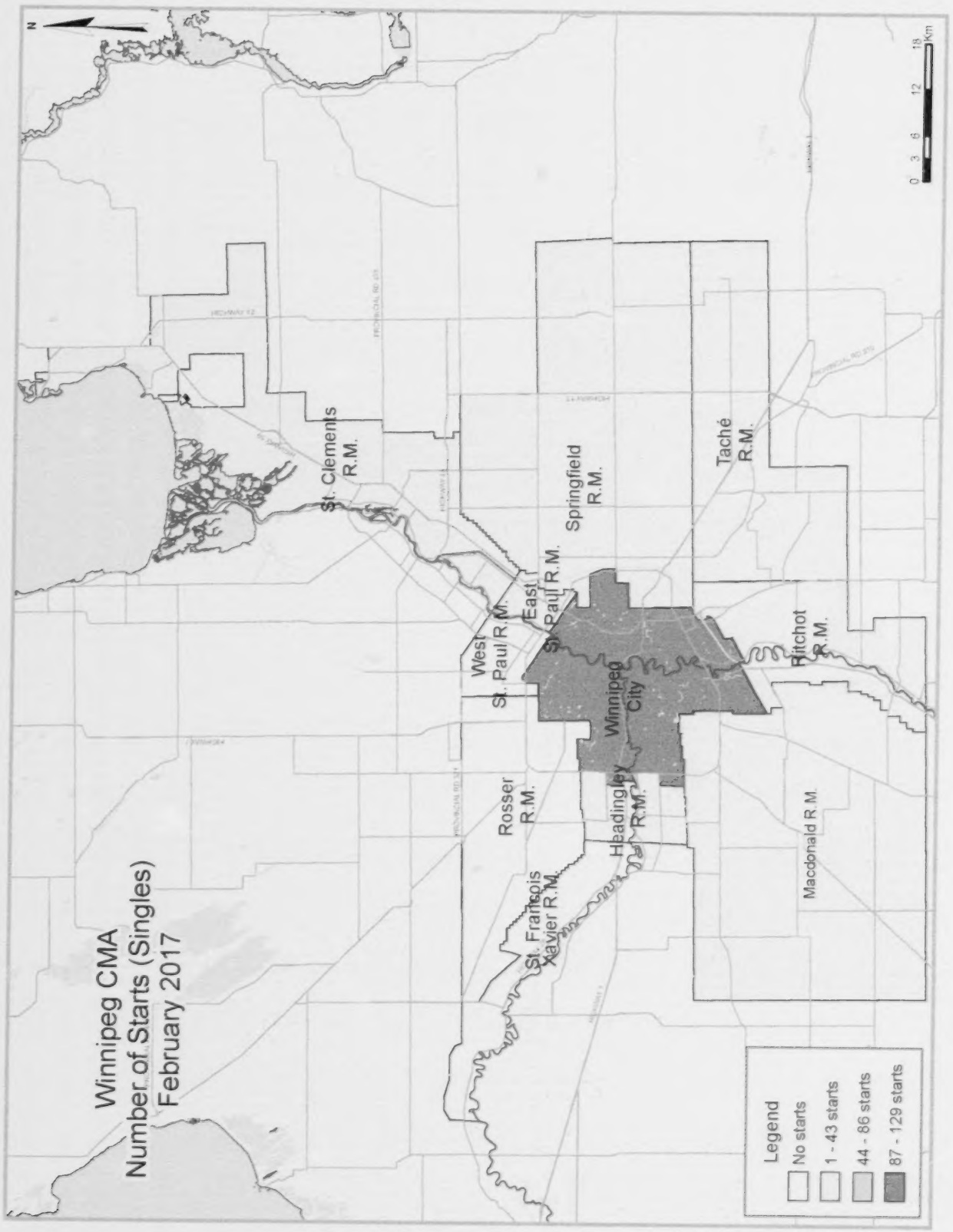
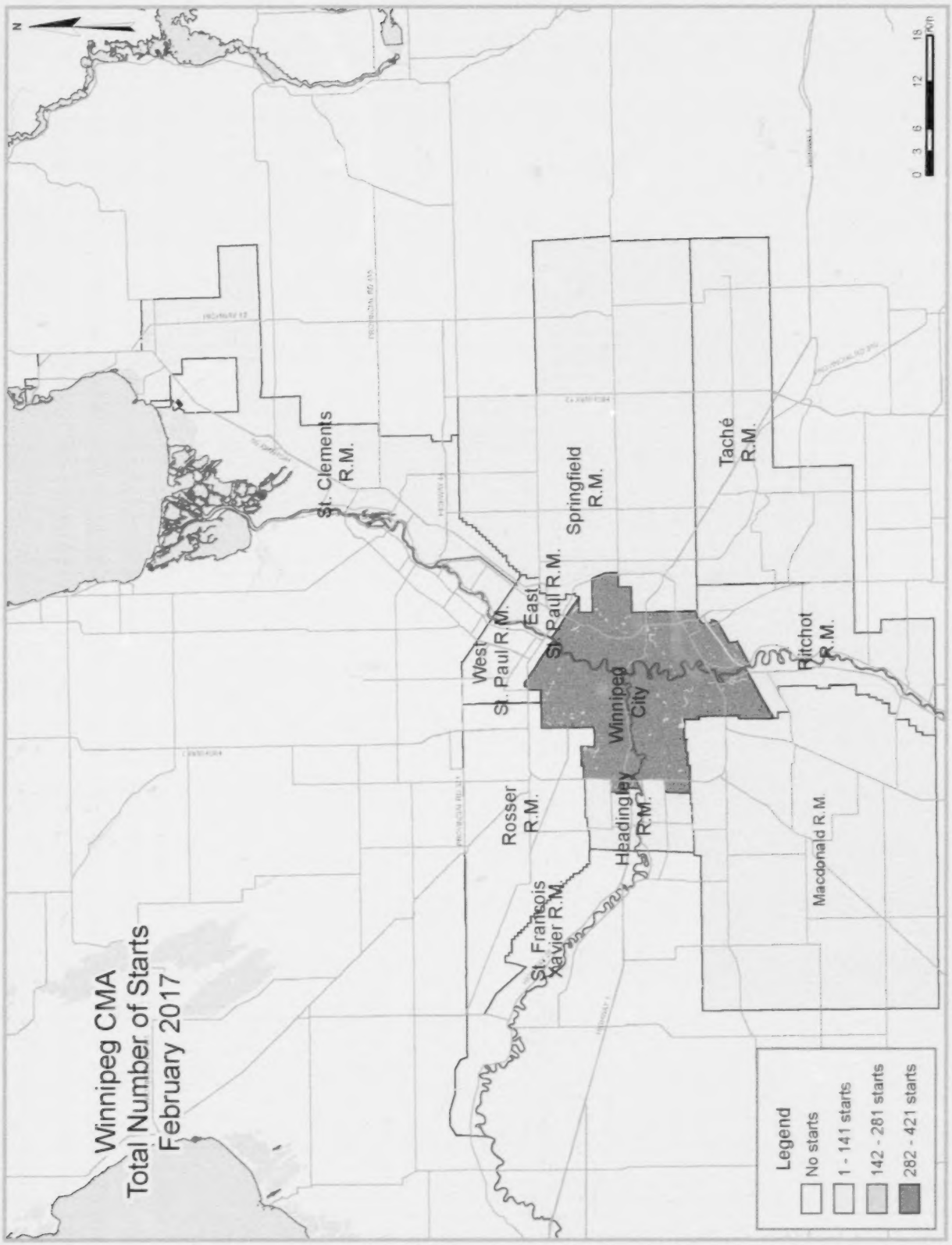
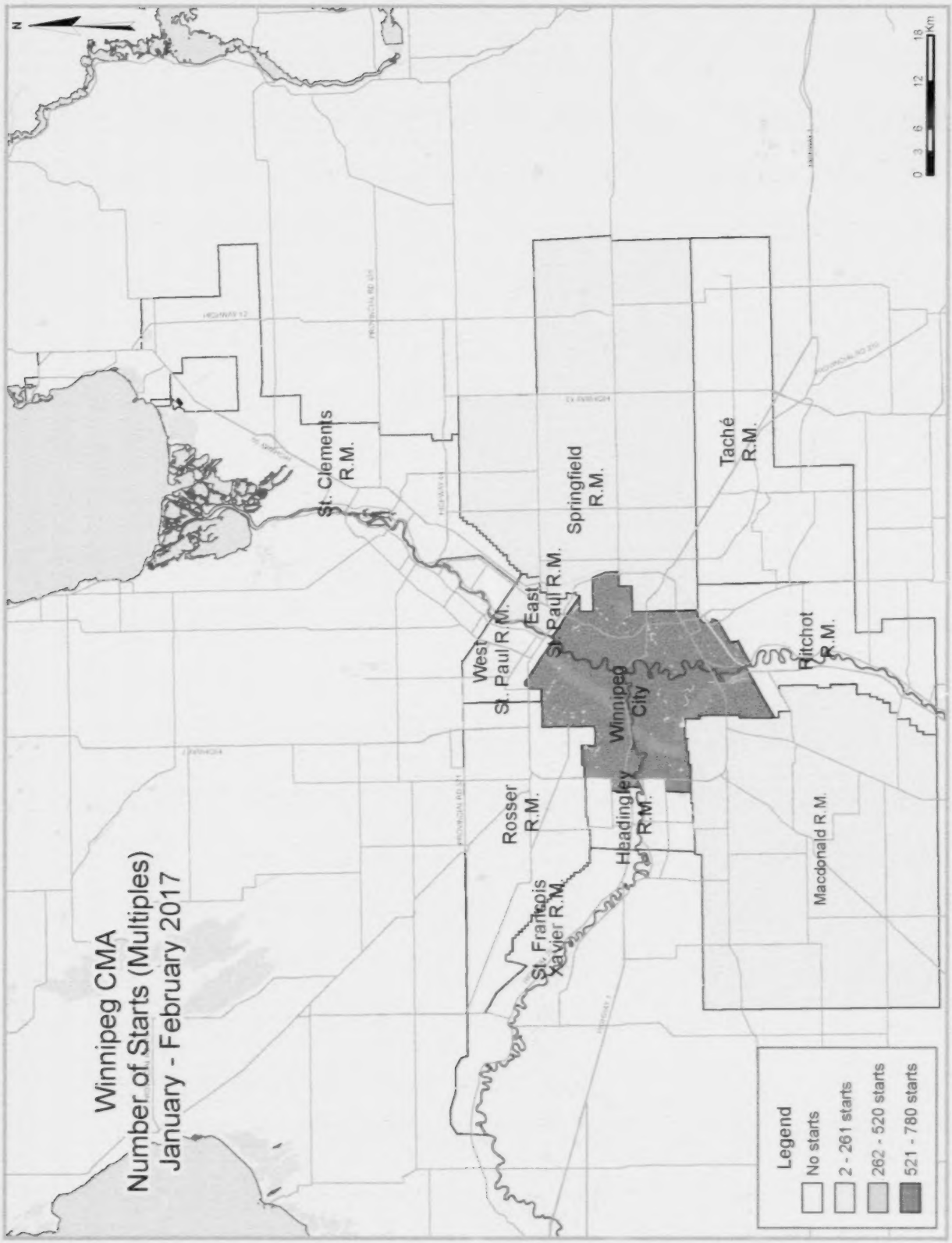
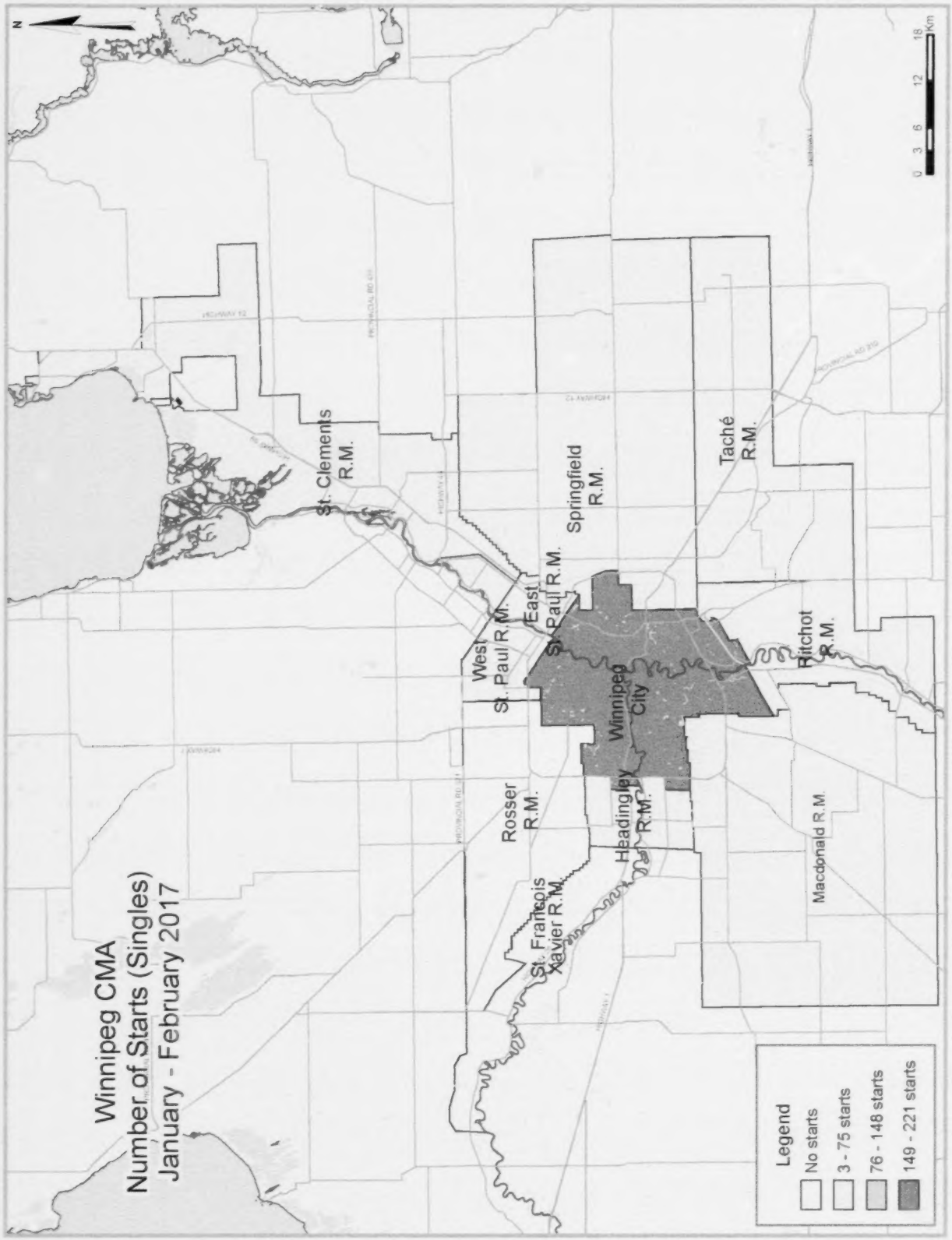
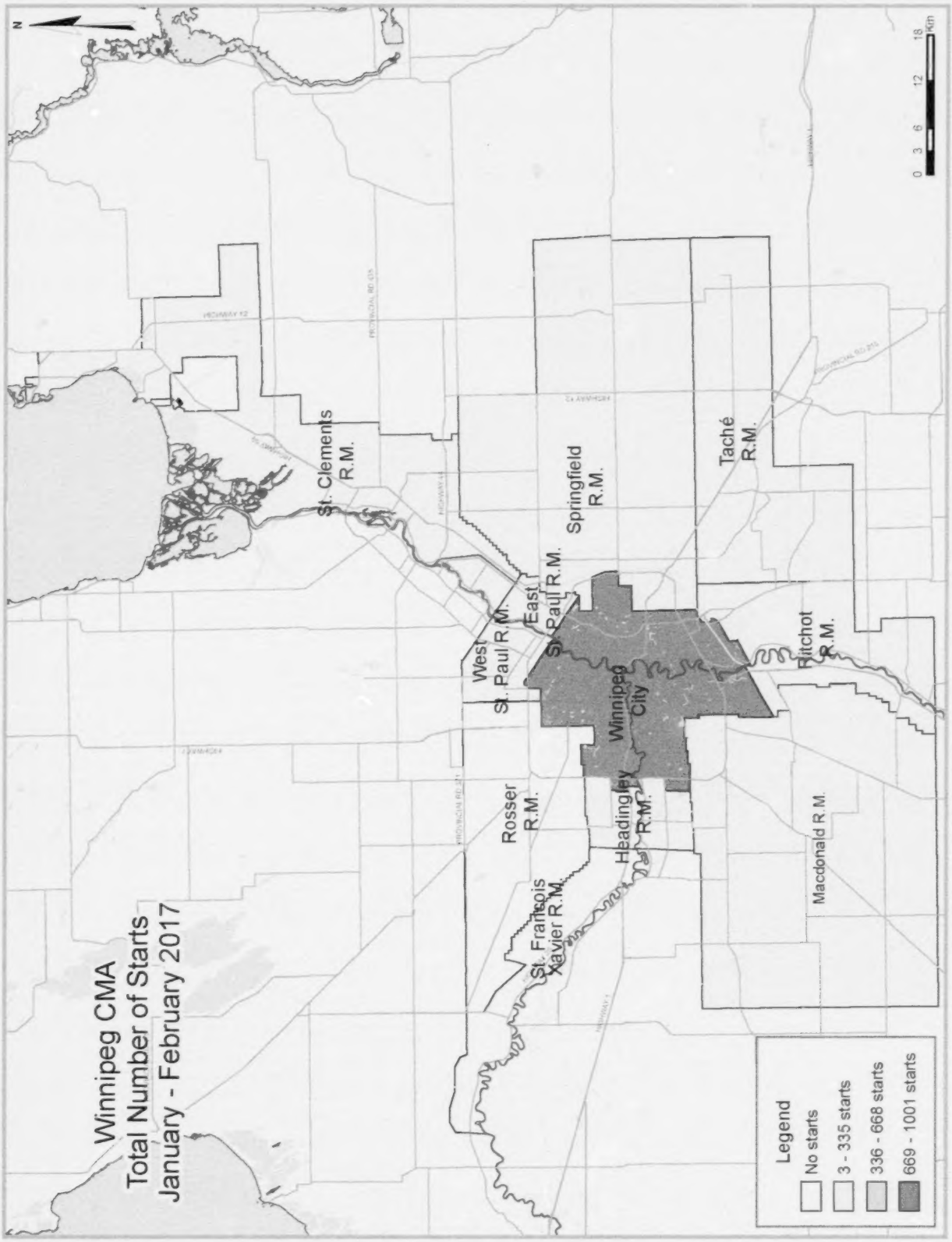

Winnipeg CMA
Number of Starts (Multiples)
February 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Ritchot R.M.
Winnipeg City
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 147 starts
148 - 292 starts


Winnipeg CMA
Number of Starts (Singles)
February 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
Macdonald R.M.
St. François Xavier R.M.
Legend
No starts
1 - 43 starts
44 - 86 starts
87 - 129 starts


Winnipeg CMA
Total Number of Starts
February 2017
N
0 3 6 12 18 km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 141 starts
142 - 281 starts
282 - 421 starts


Winnipeg CMA
Number of Starts (Multiples)
January - February 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 261 starts
262 - 520 starts
521 - 780 starts


Winnipeg CMA
Number of Starts (Singles)
January - February 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 75 starts
76 - 148 starts
149 - 221 starts


Winnipeg CMA
Total Number of Starts
January - February 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 335 starts
336 - 668 starts
669 - 1001 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) February 2017		
Winnipeg CMA[1]	January 2017	February 2017
Trend[2]	4,823	5,141
SAAR	8,164	6,001
	February 2016	February 2017
Actual		
February - Single-Detached	123	158
February - Multiples	132	294
February - Total	255	452
January to February - Single-Detached	234	294
January to February - Multiples	305	792
January to February - Total	539	1,086

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2017	158	16	0	0	58	92	0	128	452
February 2016	123	22	0	0	25	85	0	0	255
% Change	28.5	-27.3	n/a	n/a	132.0	8.2	n/a	n/a	77.3
Year-to-date 2017	294	34	0	0	72	558	0	128	1,086
Year-to-date 2016	234	34	0	0	40	85	0	146	539
% Change	25.6	0.0	n/a	n/a	80.0	**	n/a	-12.3	101.5
UNDER CONSTRUCTION									
February 2017	1,082	114	0	0	225	1,251	58	1,688	4,418
February 2016	915	170	8	1	251	1,200	72	2,088	4,705
% Change	18.3	-32.9	-100.0	-100.0	-10.4	4.3	-19.4	-19.2	-6.1
COMPLETIONS									
February 2017	105	14	0	0	27	0	0	214	360
February 2016	225	26	0	0	14	0	11	2	278
% Change	-53.3	-46.2	n/a	n/a	92.9	n/a	-100.0	**	29.5
Year-to-date 2017	269	26	0	3	77	0	7	284	666
Year-to-date 2016	311	26	0	0	50	32	11	8	438
% Change	-13.5	0.0	n/a	n/a	54.0	-100.0	-36.4	**	52.1
COMPLETED & NOT ABSORBED									
February 2017	213	27	0	1	72	217	n/a	n/a	530
February 2016	292	27	4	2	72	349	n/a	n/a	746
% Change	-27.1	0.0	-100.0	-50.0	0.0	-37.8	n/a	n/a	-29.0
ABSORBED									
February 2017	121	10	0	0	31	76	n/a	n/a	238
February 2016	176	20	0	0	31	56	n/a	n/a	283
% Change	-31.3	-50.0	n/a	n/a	0.0	35.7	n/a	n/a	-15.9
Year-to-date 2017	274	21	0	2	47	93	n/a	n/a	437
Year-to-date 2016	267	35	0	0	70	108	n/a	n/a	480
% Change	2.6	-40.0	n/a	n/a	-32.9	-13.9	n/a	n/a	-9.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
February 2017	129	14	0	0	58	92	0	128	421
February 2016	104	16	0	0	22	85	0	0	227
East St. Paul R.M.									
February 2017	2	0	0	0	0	0	0	0	2
February 2016	2	0	0	0	0	0	0	0	2
Headingley R.M.									
February 2017	4	0	0	0	0	0	0	0	4
February 2016	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
February 2017	11	0	0	0	0	0	0	0	11
February 2016	5	0	0	0	0	0	0	0	5
Ritchot R.M.									
February 2017	4	0	0	0	0	0	0	0	4
February 2016	4	0	0	0	0	0	0	0	4
Rosser R.M.									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
February 2017	1	0	0	0	0	0	0	0	1
February 2016	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
February 2017	4	2	0	0	0	0	0	0	6
February 2016	2	6	0	0	3	0	0	0	11
Tache R.M.									
February 2017	3	0	0	0	0	0	0	0	3
February 2016	0	0	0	0	0	0	0	0	0
West St. Paul R.M.									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	2	0	0	0	0	0	0	0	2
First Nations									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
February 2017	158	16	0	0	58	92	0	128	452
February 2016	123	22	0	0	25	85	0	0	255

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
February 2017	855	108	0	0	218	1,229	58	1,688	4,156
February 2016	686	160	4	1	248	1,176	66	2,088	4,429
East St. Paul R.M.									
February 2017	32	0	0	0	0	8	0	0	40
February 2016	32	0	0	0	0	0	0	0	32
Headingley R.M.									
February 2017	21	0	0	0	0	0	0	0	21
February 2016	15	0	0	0	0	0	0	0	15
MacDonald R.M.									
February 2017	54	2	0	0	7	0	0	0	63
February 2016	34	0	0	0	0	0	0	0	34
Ritchot R.M.									
February 2017	28	0	0	0	0	14	0	0	42
February 2016	17	0	0	0	0	0	6	0	23
Rosser R.M.									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
February 2017	20	0	0	0	0	0	0	0	20
February 2016	46	0	0	0	0	0	0	0	46
St. Francois Xavier R.M.									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	1	0	0	0	0	0	0	0	1
Springfield R.M.									
February 2017	24	4	0	0	0	0	0	0	28
February 2016	36	10	0	0	3	0	0	0	49
Tache R.M.									
February 2017	19	0	0	0	0	0	0	0	19
February 2016	14	0	4	0	0	24	0	0	42
West St. Paul R.M.									
February 2017	29	0	0	0	0	0	0	0	29
February 2016	32	0	0	0	0	0	0	0	32
First Nations									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
February 2017	1,082	114	0	0	225	1,251	58	1,688	4,418
February 2016	915	170	8	1	251	1,200	72	2,088	4,705

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
February 2017	70	12	0	0	25	0	0	214	321
February 2016	178	24	0	0	14	0	9	2	227
East St. Paul R.M.									
February 2017	2	0	0	0	0	0	0	0	2
February 2016	2	0	0	0	0	0	0	0	2
Headingley R.M.									
February 2017	4	0	0	0	0	0	0	0	4
February 2016	1	0	0	0	0	0	0	0	1
Macdonald R.M.									
February 2017	1	0	0	0	2	0	0	0	3
February 2016	10	0	0	0	0	0	0	0	10
Ritchot R.M.									
February 2017	8	2	0	0	0	0	0	0	10
February 2016	3	2	0	0	0	0	0	0	5
Rosser R.M.									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
February 2017	7	0	0	0	0	0	0	0	7
February 2016	11	0	0	0	0	0	0	0	11
St. Francois Xavier R.M.									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
February 2017	8	0	0	0	0	0	0	0	8
February 2016	10	0	0	0	0	0	2	0	12
Tache R.M.									
February 2017	5	0	0	0	0	0	0	0	5
February 2016	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	5	0	0	0	0	0	0	0	5
First Nations									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
February 2017	105	14	0	0	27	0	0	214	360
February 2016	225	26	0	0	14	0	11	2	278

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
February 2017	181	18	0	1	67	213	n/a	n/a	480
February 2016	240	23	1	2	72	316	n/a	n/a	654
East St. Paul R.M.									
February 2017	3	0	0	0	0	0	n/a	n/a	3
February 2016	6	0	0	0	0	0	n/a	n/a	6
Headingley R.M.									
February 2017	2	0	0	0	0	0	n/a	n/a	2
February 2016	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
February 2017	8	0	0	0	2	0	n/a	n/a	10
February 2016	14	0	0	0	0	0	n/a	n/a	14
Ritchot R.M.									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	6	2	0	0	0	17	n/a	n/a	25
Rosser R.M.									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
February 2017	2	0	0	0	0	0	n/a	n/a	2
February 2016	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
February 2017	8	9	0	0	0	0	n/a	n/a	17
February 2016	11	2	3	0	0	0	n/a	n/a	16
Tache R.M.									
February 2017	7	0	0	0	3	4	n/a	n/a	14
February 2016	6	0	0	0	0	16	n/a	n/a	22
West St. Paul R.M.									
February 2017	2	0	0	0	0	0	n/a	n/a	2
February 2016	4	0	0	0	0	0	n/a	n/a	4
First Nations									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
February 2017	213	27	0	1	72	217	n/a	n/a	530
February 2016	292	27	4	2	72	349	n/a	n/a	746

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
February 2017	84	8	0	0	30	75	n/a	n/a	197
February 2016	131	18	0	0	31	56	n/a	n/a	236
East St. Paul R.M.									
February 2017	4	0	0	0	0	0	n/a	n/a	4
February 2016	1	0	0	0	0	0	n/a	n/a	1
Headingley R.M.									
February 2017	3	0	0	0	0	0	n/a	n/a	3
February 2016	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
February 2017	1	0	0	0	0	0	n/a	n/a	1
February 2016	10	0	0	0	0	0	n/a	n/a	10
Ritchot R.M.									
February 2017	9	2	0	0	0	0	n/a	n/a	11
February 2016	3	1	0	0	0	0	n/a	n/a	4
Rosser R.M.									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
February 2017	7	0	0	0	0	0	n/a	n/a	7
February 2016	11	0	0	0	0	0	n/a	n/a	11
St. Francois Xavier R.M.									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
February 2017	8	0	0	0	1	0	n/a	n/a	9
February 2016	8	1	0	0	0	0	n/a	n/a	9
Tache R.M.									
February 2017	5	0	0	0	0	1	n/a	n/a	6
February 2016	7	0	0	0	0	0	n/a	n/a	7
West St. Paul R.M.									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	4	0	0	0	0	0	n/a	n/a	4
First Nations									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
February 2017	121	10	0	0	31	76	n/a	n/a	238
February 2016	176	20	0	0	31	56	n/a	n/a	283

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	% Change
Winnipeg City	129	104	14	16	58	22	220	85	421	227	85.5
East St. Paul R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Headingley R.M.	4	0	0	0	0	0	0	0	4	0	n/a
MacDonald R.M.	11	5	0	0	0	0	0	0	11	5	120.0
Ritchot R.M.	4	4	0	0	0	0	0	0	4	4	0.0
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	4	2	2	6	0	3	0	0	6	11	-45.5
Tache R.M.	3	0	0	0	0	0	0	0	3	0	n/a
West St. Paul R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	158	123	16	22	58	25	220	85	452	255	77.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	221	188	30	34	72	31	678	231	1,001	484	106.8
East St. Paul R.M.	7	4	0	0	0	0	8	0	15	4	**
Headingley R.M.	9	2	0	0	0	0	0	0	9	2	**
MacDonald R.M.	25	15	2	0	0	0	0	0	27	15	80.0
Ritchot R.M.	8	4	0	0	0	0	0	0	8	4	100.0
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	3	9	0	0	0	0	0	0	3	9	-66.7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	12	4	2	6	0	3	0	0	14	13	7.7
Tache R.M.	5	3	0	0	0	0	0	0	5	3	66.7
West St. Paul R.M.	4	4	0	0	0	0	0	0	4	4	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	294	234	34	40	72	34	686	231	1,086	539	101.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Winnipeg City	58	22	0	0	92	85	128	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	58	25	0	0	92	85	128	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	72	31	0	0	550	85	128	146
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	72	34	0	0	558	85	128	146

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market February 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Winnipeg City	143	120	150	107	128	0	421	227
East St. Paul R.M.	2	2	0	0	0	0	2	2
Headingley R.M.	4	0	0	0	0	0	4	0
MacDonald R.M.	11	5	0	0	0	0	11	5
Ritchot R.M.	4	4	0	0	0	0	4	4
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	1	3	0	0	0	0	1	3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	8	0	3	0	0	6	11
Tache R.M.	3	0	0	0	0	0	3	0
West St. Paul R.M.	0	2	0	0	0	0	0	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	174	145	150	110	128	0	452	255

Table 2.5: Starts by Submarket and by Intended Market January - February 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	251	216	622	122	128	146	1,001	484
East St. Paul R.M.	7	4	8	0	0	0	15	4
Headingley R.M.	9	2	0	0	0	0	9	2
MacDonald R.M.	27	15	0	0	0	0	27	15
Ritchot R.M.	8	4	0	0	0	0	8	4
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	3	9	0	0	0	0	3	9
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	14	10	0	3	0	0	14	13
Tache R.M.	5	3	0	0	0	0	5	3
West St. Paul R.M.	4	4	0	0	0	0	4	4
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	328	268	630	125	128	146	1,086	539

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	% Change
Winnipeg City	70	178	12	34	25	13	214	2	321	227	41.4
East St. Paul R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Headingley R.M.	4	1	0	0	0	0	0	0	4	1	**
MacDonald R.M.	1	10	2	0	0	0	0	0	3	10	-70.0
Ritchot R.M.	8	3	2	2	0	0	0	0	10	5	100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	7	11	0	0	0	0	0	0	7	11	-36.4
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	8	10	0	2	0	0	0	0	8	12	-33.3
Tache R.M.	5	5	0	0	0	0	0	0	5	5	0.0
West St. Paul R.M.	0	5	0	0	0	0	0	0	0	5	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	105	225	16	38	25	13	214	2	360	278	29.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	196	241	24	36	75	47	284	40	579	364	59.1
East St. Paul R.M.	4	7	0	0	0	0	0	0	4	7	-42.9
Headingley R.M.	4	1	0	0	0	0	0	0	4	1	**
MacDonald R.M.	14	10	2	0	0	0	0	0	16	10	60.0
Ritchot R.M.	11	3	2	2	0	0	0	0	13	5	160.0
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	8	17	0	0	0	0	0	0	8	17	-52.9
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	16	14	2	2	0	0	0	0	18	16	12.5
Tache R.M.	11	8	0	0	4	0	0	0	15	8	87.5
West St. Paul R.M.	8	10	0	0	0	0	0	0	8	10	-20.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	273	311	30	40	79	47	284	40	666	438	52.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Winnipeg City	25	4	0	9	0	0	214	2
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	25	4	0	9	0	0	214	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	69	38	6	9	0	32	284	8
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	4	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	73	38	6	9	0	32	284	8

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market February 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Winnipeg City	82	202	25	14	214	11	321	227
East St. Paul R.M.	2	2	0	0	0	0	2	2
Headingley R.M.	4	1	0	0	0	0	4	1
MacDonald R.M.	1	10	2	0	0	0	3	10
Ritchot R.M.	10	5	0	0	0	0	10	5
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	7	11	0	0	0	0	7	11
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	8	10	0	0	0	2	8	12
Tache R.M.	5	5	0	0	0	0	5	5
West St. Paul R.M.	0	5	0	0	0	0	0	5
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	119	251	27	14	214	13	360	278

Table 3.5: Completions by Submarket and by Intended Market January - February 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	216	265	72	82	291	17	579	364
East St. Paul R.M.	4	7	0	0	0	0	4	7
Headingley R.M.	4	1	0	0	0	0	4	1
MacDonald R.M.	12	10	4	0	0	0	16	10
Ritchot R.M.	13	5	0	0	0	0	13	5
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	8	17	0	0	0	0	8	17
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	18	14	0	0	0	2	18	16
Tache R.M.	11	8	4	0	0	0	15	8
West St. Paul R.M.	8	10	0	0	0	0	8	10
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	295	337	80	82	291	19	666	438

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
February 2017	22	26.8	29	35.4	21	25.6	5	6.1	5	6.1	82	-	-
February 2016	27	20.6	52	39.7	17	13.0	17	13.0	18	13.7	131	-	411,793
Year-to-date 2017	59	30.4	60	30.9	46	23.7	15	7.7	14	7.2	194	-	399,654
Year-to-date 2016	48	24.5	69	35.2	30	15.3	20	10.2	29	14.8	196	-	412,964
East St. Paul R.M.													
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Headingley R.M.													
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
MacDonald R.M.													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	1	10.0	0	0.0	5	50.0	1	10.0	3	30.0	10	-	506,781
Year-to-date 2017	4	36.4	0	0.0	0	0.0	6	54.5	1	9.1	11	-	401,404
Year-to-date 2016	2	16.7	0	0.0	5	41.7	2	16.7	3	25.0	12	-	506,781
Ritchot R.M.													
February 2017	1	12.5	6	75.0	0	0.0	0	0.0	1	12.5	8	-	-
February 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	3	30.0	6	60.0	0	0.0	0	0.0	1	10.0	10	-	-
Year-to-date 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Rosser R.M.													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	3	75.0	0	0.0	0	0.0	0	0.0	1	25.0	4	-	-
St. Francois Xavier R.M.													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
February 2017	0	0.0	1	20.0	2	40.0	2	40.0	0	0.0	5	-	-
February 2016	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	4	-	394,975
Year-to-date 2017	0	0.0	3	37.5	2	25.0	3	37.5	0	0.0	8	-	-
Year-to-date 2016	1	20.0	1	20.0	3	60.0	0	0.0	0	0.0	5	-	394,975
Tache R.M.													
February 2017	3	60.0	0	0.0	1	20.0	1	20.0	0	0.0	5	-	-
February 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	6	60.0	2	20.0	1	10.0	1	10.0	0	0.0	10	-	335,200
Year-to-date 2016	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	-
West St. Paul R.M.													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	600,000
First Nations													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
February 2017	26	24.5	36	34.0	24	22.6	8	7.5	12	11.3	106	-	-
February 2016	33	21.6	55	35.9	24	15.7	18	11.8	23	15.0	153	-	416,244
Year-to-date 2017	73	30.2	72	29.8	49	20.2	25	10.3	23	9.5	242	-	399,434
Year-to-date 2016	59	25.4	73	31.5	38	16.4	22	9.5	40	17.2	232	-	418,380

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2017						
Submarket	Feb 2017	Feb 2016	% Change	YTD 2017	YTD 2016	% Change
Winnipeg City	-	411,793	n/a	399,654	412,964	-3.2
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	-	506,781	n/a	401,404	506,781	-20.8
Ritchot R.M.	-	-	n/a	-	-	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	394,975	n/a	-	394,975	n/a
Tache R.M.	-	-	n/a	335,200	-	n/a
West St. Paul R.M.	-	-	n/a	-	600,000	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	-	416,244	n/a	399,434	418,380	-4.5

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

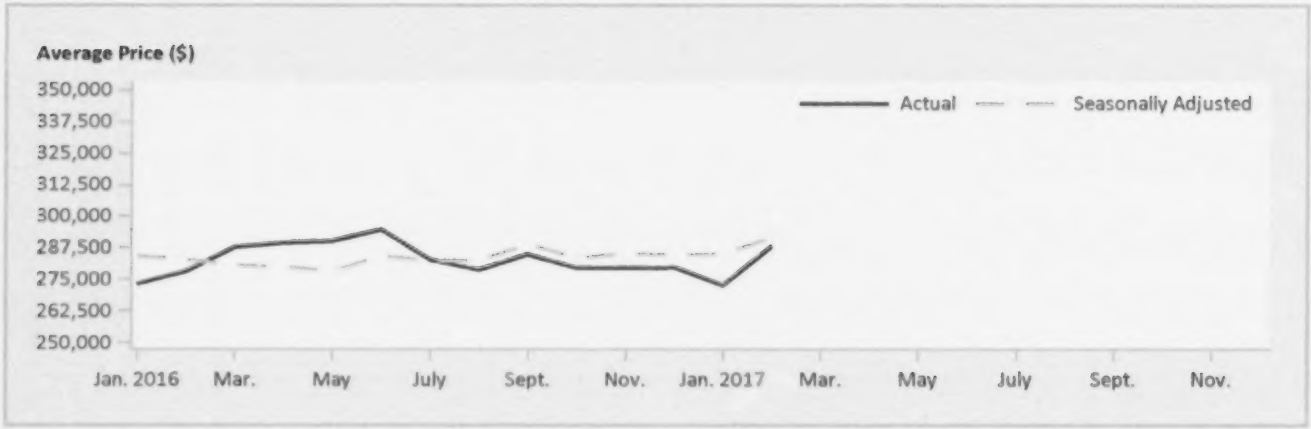


Figure 5.2: MLS® Residential Sales for Winnipeg

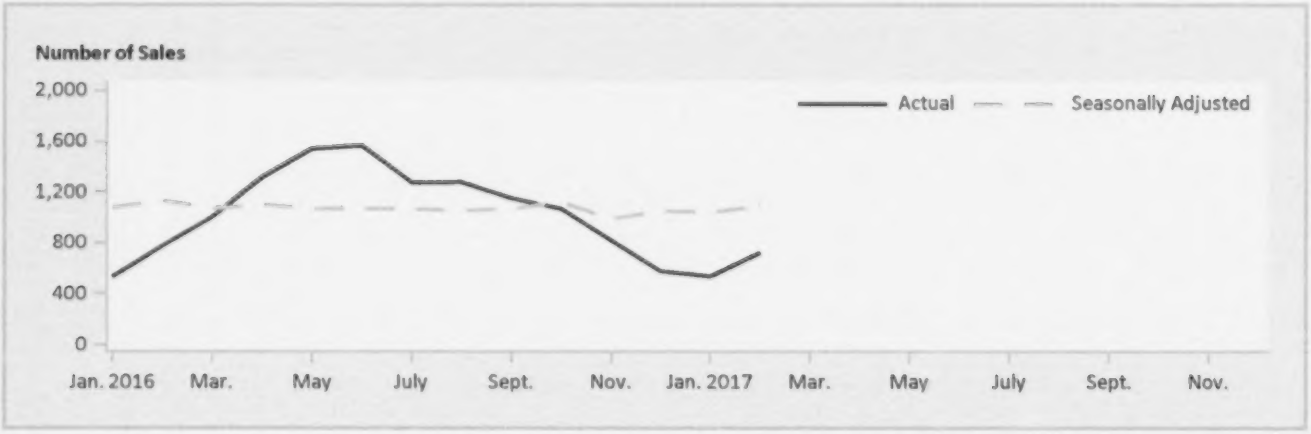


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
February 2017

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	140.5	126.7	423	6.4	68.8	864
	February	561	3.14	4.64	140.5	126.4	424	6.3	68.8	866
	March	561	3.14	4.64	140.9	127.6	425	6.3	68.8	866
	April	561	3.14	4.64	141.1	127.8	426	6.3	68.8	864
	May	561	3.14	4.64	141.4	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	141.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	141.9	128.8	425	6.5	68.6	863
	August	567	3.14	4.74	142.2	128.9	424	6.6	68.4	860
	September	561	3.14	4.64	142.6	128.8	424	6.6	68.3	856
	October	561	3.14	4.64	143.4	129.2	425	6.8	68.4	848
	November	561	3.14	4.64	143.5	127.7	425	6.9	68.5	846
	December	561	3.14	4.64	143.5	127.6	426	6.9	68.6	849
2017	January	561	3.14	4.64		129.4	426	6.7	68.3	861
	February	561	3.14	4.64		129.3	426	6.7	68.3	870
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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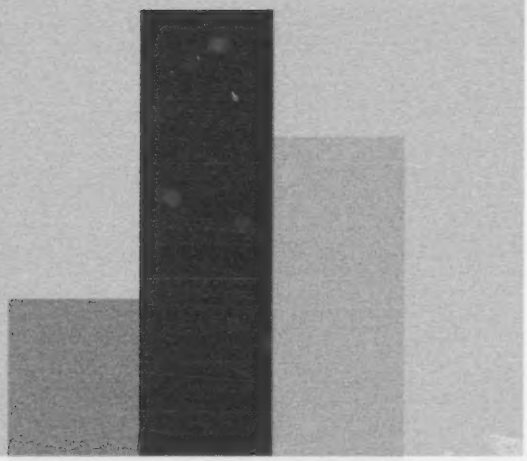

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